

# 5055 EAST WASHINGTON STREET

ADDRESS: 5055 East Washington Street  
Phoenix, Arizona 85034

TOTAL BUILDING SIZE: Three-story 51,810 SF Building

AVAILABLE SPACE: ±51,810 RSF

1<sup>st</sup> – 14,075 RSF (total available)  
Spec Suite 120 – 2,393 RSF  
Spec Suite 150 – 3,175 RSF  
Suite 160 – 8,505 RSF  
2<sup>nd</sup> – 17,418 RSF  
3<sup>rd</sup> – 17,797 RSF

MAXIMUM CONTIGUOUS: ±51,810 RSF

MINIMUM CONTIGUOUS: ±2,000 RSF

LEASE RATE: Starting rate of \$26.50 PSF, full service

PARKING: 4.5/1,000; Covered parking available; \$45.00 per stall per month

EXPENSE STOP: \$7.50

TENANT IMPROVEMENTS: Turn-key

FEATURES:

- ❖ Located along the new Valley Metro light rail line
- ❖ Close proximity to Arizona State University
- ❖ Excellent exposure and access to the Loop 202, Highway 143 and Interstate 10 Freeways
- ❖ Signage available for major users
- ❖ Great views of Camelback Mountain, Phoenix Mountain Preserve and Papago Buttes

SUSTAINABLE DESIGN FEATURES:



1. Sustainable design certification by Green Building Initiative
2. High efficiency lighting, HVAC equipment, water heaters and exterior glass
3. Low-flow water fixtures
4. Desert landscaping reducing the need for irrigation
5. Constructed with recycled material content, including concrete and steel
6. Roofing material made of recycled content and reflective white color reducing the heat island effect

Exclusively Presented by:

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